



# Metropolitan Nashville and Davidson County, TN

## Legislation Details (With Text)

**File #:** BL2024-285

**Type:** Bill (Ordinance)      **Status:** Passed

**File created:** 2/22/2024      **In control:** Metropolitan Council

**On agenda:** 5/7/2024      **Final action:** 5/7/2024

**Title:** An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by changing from CS to SP zoning for property located at 2907 12th Ave. S., at the northwest corner of Kirkwood Ave. and 12th Ave. S. (0.26 acres), to permit a mixed use development, all of which is described herein (Proposal No. 2024SP-005-001).

**Sponsors:** Tom Cash

**Indexes:**

**Code sections:**

**Attachments:** 1. 2024SP-005-001\_sketch, 2. 2024SP-005-001\_plans

Date	Ver.	Action By	Action	Result
5/17/2024	1	Metropolitan Council	effective	
5/13/2024	1	Mayor	approved	
5/7/2024	1	Metropolitan Council	passed on third reading	
4/16/2024	1	Metropolitan Council	deferred	
4/15/2024	1	Planning and Zoning Committee	approved	
4/2/2024	1	Metropolitan Council	passed on second reading	
4/2/2024	1	Metropolitan Council	public hearing	
3/8/2024	1	Metropolitan Council	advertised	
3/7/2024	1	Metropolitan Council	passed on first reading	
2/27/2024	1	Metropolitan Council	filed	
2/8/2024	1	Planning Commission	approved with conditions, disapproved without	Pass

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by changing from CS to SP zoning for property located at 2907 12th Ave. S., at the northwest corner of Kirkwood Ave. and 12th Ave. S. (0.26 acres), to permit a mixed use development, all of which is described herein (Proposal No. 2024SP-005-001).

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Title 17 of the Code of Laws of The Metropolitan Government of Nashville and Davidson County, is hereby amended by changing the Official Zoning Map for Metropolitan Nashville and Davidson County, which is made a part of Title 17 by reference, as follows:

By changing from CS to SP zoning for property located at 2907 12th Ave. S., at the northwest corner of

Kirkwood Ave. and 12th Ave. S. (0.26 acres), to permit a mixed use development, being Property Parcel No. 083 as designated on Map 118-01 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the plan that was duly considered by the Metropolitan Planning Commission, and which is on file with the Metropolitan Planning Department and Metropolitan Clerk's Department and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Map 118 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

Section 3. Be it further enacted, that the uses of this SP shall be limited to multi-family residential, financial institution, general office, medical office, ATM, bar or nightclub, grocery store, hotel/motel, personal care services, fast-food restaurant, full service restaurant, take-out restaurant, retail, multi-media production, and theater. Short term rental properties, owner occupied and short term rental properties, not-owner occupied shall be prohibited.

Section 4. Be it further enacted, that the following conditions shall be completed, bonded or satisfied as specifically required:

1. On the corrected copy, update Note 4e as follows: Setbacks shall be determined by all agencies with the final SP.
2. Vehicular access locations shall be determined with the final SP.
3. Both street facades shall have a minimum of 20 percent glazing requirement.
4. Pedestrian entrances shall be provided from Kirkwood Avenue and 12<sup>th</sup> Avenue South.
5. No master permit/HPR shall be recorded prior to final SP approval.
6. Final plat to dedicate areas of right-of-way shall be required prior to permitting.
7. With the final SP and final plat, the minimum right-of-way dedications along 12<sup>th</sup> Avenue South and Kirkwood Avenue shall be met.
8. With the final SP and final plat, identify areas of right-of-way dedication along the rear alley needed to meet the minimum half of standard right-of-way width.
9. Comply with all conditions and requirements of Metro reviewing agencies.
10. The final site plan/building permit site plan shall depict any required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within any required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of any required sidewalk. Vertical obstructions are only permitted within any required grass strip or frontage zone.
11. The preliminary SP is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
12. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Section 5. Be it further enacted, a corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.

Section 6. Be it further enacted, minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

Section 7. Be it further enacted, if a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the MUN-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

Section 8. The Metropolitan Clerk is directed to publish a notice announcing such change in a newspaper of general circulation within five days following final passage.

Section 9. This Ordinance shall take effect upon publication of above said notice announcing such change in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.